

Plot 4, The Nurseries Main Street, Kelfield

£625,000

Stephensons
land & new homes

The Nurseries, Kelfield YO19 6RG

Est. 1871

£625,000

Plot 4 is an exceptional double-fronted detached family home, thoughtfully designed to combine luxury, style, and practicality. Extending to approximately 2,270 sq.ft. across three beautifully appointed floors, this impressive residence offers four generous double bedrooms, including two with private en-suite facilities.

The Nurseries

An Exclusive Collection of Six Detached Village Homes.

A rare opportunity to secure one of just six individually crafted family homes within the highly sought-after village of Kelfield, ideally positioned just 20 minutes from the historic city of York.

Created with modern family living at its heart, The Nurseries combines exceptional craftsmanship, contemporary architecture and energy-efficient technology within a peaceful countryside setting. Surrounded by open farmland and protected greenbelt land, the development offers a sense of space, privacy and tranquillity seldom found in modern new-build schemes.

Every home has been carefully conceived to deliver a sophisticated balance of style and functionality. Particular attention has been given to the principal living spaces, where sleek contemporary design is complemented by an exceptional specification. The kitchens and bathrooms have been appointed with premium fixtures, fittings and appliances from leading manufacturers, while high-quality materials and refined finishes create interiors that are both elegant and enduring. The result is a collection of homes that perfectly reflects the demands of modern living without compromising on quality or design.







Tenure: Freehold
Services/Utilities: Air Source Heat Pump, Mains Electricity, Water and drainage are understood to be connected
Broadband Coverage: Up to 1000* Mbps download speed
EPC Rating: TBC
Council Tax: North Yorkshire Council Band tbc
Current Planning Permission: No current valid planning permissions
Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

Viewings: Strictly via the selling agent – Stephensons Estate Agents – 01757 706707

*Download speeds vary by broadband providers so please check with them before purchasing.











The Whenby

Plot 4 is an exceptional double-fronted detached family home, thoughtfully designed to combine luxury, style, and practicality. Extending to approximately 2,270 sq.ft. across three beautifully appointed floors, this impressive residence offers four generous double bedrooms, including two with private en-suite facilities.

Carefully crafted with the guidance of professional interior designers, The Whenby achieves the perfect balance between contemporary living and its idyllic countryside setting. Every detail has been meticulously considered, resulting in a home of outstanding quality and specification throughout.

At the heart of the property is a stunning open-plan living kitchen, featuring twin bi-fold doors opening onto the rear garden and an impressive range of premium integrated appliances. The ground floor also benefits from a spacious formal lounge, utility room, and cloakroom/WC.

The first floor provides two well-proportioned double bedrooms, a luxurious family bathroom, and a spacious central landing. A secondary staircase leads to the upper floor, where two further double bedrooms can be found, including the magnificent principal bedroom suite.

Occupying a prominent corner plot, Plot 4 is undoubtedly one of the signature homes within the development. Externally, the property benefits from a detached single garage and an newly laid lawned area immediately from the rear elevation, along with an extended paddock area beyond defined as agricultural by nature. The front garden is laid to lawn with laurel hedging to one side and a metal fence panels along the front boundary.

In accordance with Anti-Money Laundering Regulations, we are required to carry out identity and anti-money laundering checks on all purchasers. A non-refundable fee of £30 + VAT (£36 including VAT) per purchaser is payable for these checks. The fee must be paid before we can issue a Memorandum of Sale to the solicitors and is non-refundable should the purchase subsequently not proceed.











Specification Highlights

- Exclusive development of just six detached homes
- Four-bedroom accommodation arranged over three floors
- Open-plan kitchen, dining and family living space
- Premium NEFF integrated appliances
- Quartz work surfaces and wine chiller
- Contemporary downdraft induction hob
- Underfloor heating to the ground floor
- Energy-efficient air source heat pump
- Principal suite with dressing room and en-suite
- Landscaped front and rear gardens
- Detached garage and private driveway
- EV charging provision
- Smart home upgrade options available

Marley Homes

Marley Homes has built a reputation for delivering homes of exceptional quality, with every development managed in-house from concept through to completion. By partnering with trusted local craftsmen and specialist contractors, the company maintains complete control over quality, ensuring meticulous attention to detail at every stage of the build process.

Location

Nestled within the charming village of Kelfield, The Nurseries offers the perfect balance between rural tranquillity and everyday convenience. Surrounded by attractive countryside and protected greenbelt land, residents can enjoy an enduring sense of peace and privacy, secure in the knowledge that the surrounding landscape will remain largely unchanged for years to come.

York city centre is approximately 20 minutes away and offers an outstanding selection of independent restaurants, boutique shopping, cultural attractions and excellent rail connections to London and beyond. Leeds, Selby and the wider Yorkshire region are all easily accessible, making Kelfield an ideal location for both commuters and families alike.

The village itself enjoys a strong sense of community, with local amenities including a traditional village pub, cricket club and an abundance of countryside walks right on the doorstep. A number of highly regarded schools are also within easy reach, including the acclaimed Fulford School.

The Nurseries presents a rare opportunity to enjoy contemporary luxury living within one of North Yorkshire's most desirable village settings.





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land & new homes

Partners:

J F Stephenson MA (Cantab) FRICS FAAV
I E Reynolds BSc (Est Man) FRICS
R E F Stephenson BSc (Est Man) MRICS FAAV
N J C Kay BA (Hons) pg. dip MRICS
O J Newby FNAEA
J E Reynolds BA (Hons) MRICS
R L Cordingley BSc FRICS FAAV
J C Drewniak BA (Hons)
E G Newby MRICS
T Brooks MNAEA

Associate Partners:

N Lawrence
I Jarvis MNAEA

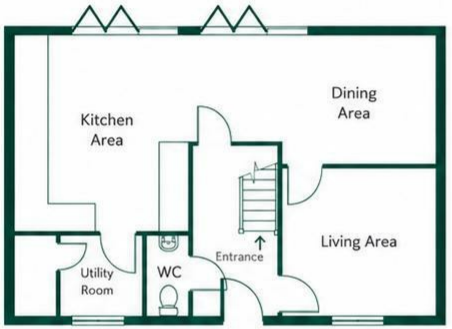
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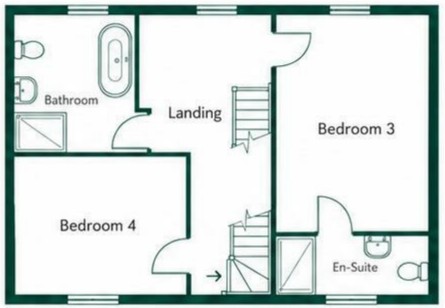
The Whenby

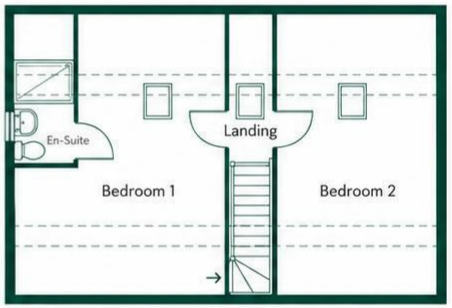
THE NURSERIES

211 sq m / 2,270 sq ft

All have detached single garages







Ground Floor

Living Area	-	3543 x 3276 mm
Dining Area	-	5424 x 2907 mm
Kitchen Area	-	3770 x 4438 mm
Utility Room	-	1745 x 1825 mm
WC	-	925 x 1745 mm
Entrance	-	1981 x 3687 mm

First Floor

Bedroom 3	-	4908 x 3543 mm
En-Suite	-	1274 x 3543 mm
Bedroom 4	-	3095 x 3869 mm
Bathroom	-	3053 x 2668 mm

Second Floor

Bedroom 1	-	6272 x 4755 mm
En-Suite	-	1290 x 3148 mm
Bedroom 2	-	6272 x 3543 mm

NOT TO SCALE | FOR ILLUSTRATIVE PURPOSES ONLY